

TEMPORARY HIGHWAY EASEMENT GRANT
(GENERAL)

Form T-3
Revised 12/2021

Project:	<u>County Road 450 S. Reconstruction</u>
Parcel:	<u>24A</u>
Page:	<u>1 of 4</u>

Ref Inst#: 201414004943

THIS INDENTURE WITNESSETH, That Patricia R. Kirkpatrick, as Trustee of the Revocable Living Trust of Patricia R. Kirkpatrick, executed on the 28th day of March, 2014, the Grantor of Tippecanoe County, State of Indiana Grants to the **Tippecanoe County Board of Commissioners**, the Grantee, for and in consideration of the sum of Four Thousand One Hundred Twenty Seven Dollars and 72/100 (\$4,127.72) (of which said sum \$0.00 represents land improvements acquired and \$4,127.72 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor for the purpose of grading, which said work is incidental to the construction of the highway facility known as County road 450 S., which said Real Estate situated in the County of Tippecanoe, State of Indiana, and which is more particularly described in the legal description attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor and/or the Grantor's successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor.

The undersigned represents and warrants that she is the Trustee of the Revocable Living Trust of Patricia R. Kirkpatrick, executed on the 28th day of March, 2014, that pursuant to the Trust Agreement she has full authority to manage the affairs of said Trust and sign and execute documents on its behalf and that said authority has not been revoked, and that she is therefore, fully authorized and empowered to convey to the Tippecanoe County Board of Commissioners real estate of this Trust, and that on the date of execution of said conveyance instruments she had full authority to so act.

Interests in land acquired by the Tippecanoe
County Board of Commissioners
Grantee mailing address:
20 N. 3rd Street, Lafayette, IN 47901
I.C. 8-23-7-31

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Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the Tippecanoe County Board of Commissioners except: None

The said Grantor acknowledges that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor, for the purpose of inducing the Tippecanoe County Board of Commissioners to accept this grant and to pay the hereinbefore referenced consideration, represents that the Grantor is the owner in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

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IN WITNESS WHEREOF, the said Grantor has executed this instrument this 27th day of January, 2023

Revocable Living Trust of Patricia R. Kirkpatrick, executed on the 28th day of March, 2014

Patricia R. Kirkpatrick Trustee (Seal)
Signature

Patricia R. Kirkpatrick, Trustee
Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Patricia R. Kirkpatrick, as Trustee of the Revocable Living Trust of Patricia R. Kirkpatrick, executed on the 28th day of March, 2014, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 27th day of January, 2023.

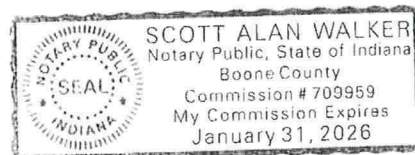
Signature Scott Alan Walker

Printed Name Scott Alan Walker

My Commission expires 1/31/26

My Commission Number 709959

I am a resident of Boone County.



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REVISED 12/2021

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Interests in land acquired by, the Tippecanoe County Board of Commissioners, Tippecanoe County, Indiana

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. *Douglas Masson*

This instrument prepared by Douglas Joseph Masson, Attorney at Law.

No. 19474-53
200 Ferry Street, Suite C
P.O. Box 99
Lafayette, IN 47902-0099

Grantee's mailing and tax bill address:
Tippecanoe County Board of Commissioners
20 North 3rd Street
Lafayette, IN 47901

Legal Description prepared by Ryan A. Selby, License Number LS2 County.

EXHIBIT "A"

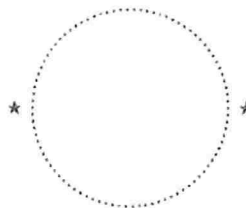
Project: C.R. 450 S. Reconstruction
Parcel: 24A Temporary Right-of-Way for Grading
Code: N/A
Tax ID: 79-11-13-400-005.000-030
Form: T-3

Sheet 1 of 1

A part of the Southeast Quarter of Section 13, Township 22 North, Range 4 West, located in Tippecanoe County, Indiana, described as follows: Beginning at the northeast corner of the grantors land, said point being on the north line of said Southeast Quarter, South 89 degrees 58 minutes 06 seconds West 1329.36 feet from the northeast corner of said Southeast Quarter; thence South 0 degrees 29 minutes 47 seconds East 17.00 feet along the east line of the grantor's land; thence South 89 degrees 58 minutes 06 seconds West 443.33 feet; thence Southwesterly 132.23 feet along an arc to the right having a radius of 2535.00 feet and subtended by a long chord having a bearing of South 80 degrees 41 minutes 13 seconds West 132.22 feet to the west line of the grantor's land; thence North 0 degrees 34 minutes 10 seconds West 15.12 feet along said west line; thence Northeasterly 141.50 feet along an arc to the left having a radius of 2520.00 feet and subtended by a long chord having a bearing of North 80 degrees 31 minutes 46 seconds East and a length of 141.49 feet to the north line of said Southeast Quarter; thence North 89 degrees 58 minutes 06 seconds East 434.25 feet along said north line to the point of beginning and containing 0.218 acres, more or less.

This description was prepared for Tippecanoe County, Indiana by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 24th day of July, 2022.

Ryan A. Selby



The attached **Temporary Easement Grant Parcel 24A – 450 S Reconstruction Project**
is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe
in the State of Indiana, on this 21 day of February , 2023

Tracy A. Brown, President

Thomas P. Murtaugh, Vice President

David S. Byers, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
 Jennifer Weston, Auditor